

012.A

0002

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

675,300 / 675,300

USE VALUE:

675,300 / 675,300

ASSESSED:

675,300 / 675,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
119		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: POTERE SHEHERAZADE ESSACK		
Owner 2: POTERE DAVID T		
Owner 3:		
Street 1: 119 LAKE ST, UNIT 2		
Street 2:		

Twn/Cty:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER
Owner 1: HEMPEL CHRISTOPHER -
Owner 2: EATON JANE -
Street 1: 119 LAKE ST, UNIT 2
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 1950 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		

Census:	Exempt
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Flood Haz:	
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D		Topo	1	Level
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s		Street	
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t		Gas:	
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LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type

102	Condo		0	Sq. Ft.	Site
				0	0. 00 7423

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY							Legal Description		
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description		
102	0.000	671,700	3,600		675,300				
Total Card	0.000	671,700	3,600		675,300		Entered Lot Size		
Total Parcel	0.000	671,700	3,600		675,300		Total Land:		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	346.31	/Parcel:	346.31	Land Unit Type:		

**PREVIOUS ASSESSMENT**

PREVIOUS ASSESSMENT									Parcel ID	012.A-0002-0002.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	671,700	3600	.		675,300		Year end	12/23/2021
2021	102	FV	652,400	3600	.		656,000		Year End Roll	12/10/2020
2020	102	FV	642,700	3600	.		646,300	646,300	Year End Roll	12/18/2019
2019	102	FV	568,500	3600	.		572,100	572,100	Year End Roll	1/3/2019
2018	102	FV	503,900	3600	.		507,500	507,500	Year End Roll	12/20/2017
2017	102	FV	460,200	3600	.		463,800	463,800	Year End Roll	1/3/2017
2016	102	FV	460,200	3600	.		463,800	463,800	Year End	1/4/2016
2015	102	FV	424,900	3600	.		428,500	428,500	Year End Roll	12/11/2014

**SALES INFORMATION**

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
HEMPEL CHRISTOP	55099-138	8/2/2010			480,000	No	No					
DOUGLAS OKUN	35341-473	4/25/2002			440,000	No	No					

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/4/2019	1369		5,701						6/7/2018	Measured	DGM	D Mann
4/5/2017	363	Redo Kit	13,000	C					6/9/2015	Permit Insp	PC	PHIL C
2/1/2017	132	Redo Bat	13,000	C				redo 3rd fl bath	4/25/2012	Info Fm Prmt	BR	B Rossignol
8/16/2016	2029	Wood Dec	20,900	O								
8/4/2015	1066	Re-Roof	13,620		8/4/2015			Strip and reroof.				
10/1/2014	1288	Redo Bat	21,600									
3/19/2012	251	New Wind	4,094					install 6 replacem				
8/23/2011	907	Redo Kit	9,500	C								
6/29/2011	637	Manual	7,000					3 EXT DOORS / EXPA				

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				Undisplayed Areas: GLA: 1950			
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good														
Sty Ht: 2A - 2 Sty +Attic				A Bath: 1	Rating: Very Good														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: GREEN																			
View / Desir: N - NONE																			
GENERAL INFORMATION																			
Grade: C+ - Average (+)																			
Year Blt: 1924	Eff Yr Blt:																		
Alt LUC:	Alt %:																		
Jurisdict: G16	Fact: .																		
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION																			
Avg Ht/FL: STD																			
Prim Int Wal 2 - Plaster																			
Sec Int Wall:	%																		
Partition: T - Typical																			
Prim Floors: 3 - Hardwood																			
Sec Floors:	%																		
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
CALC SUMMARY																			
Basic \$ / SQ: 305.00				COMPARABLE SALES				SUB AREA								SUB AREA DETAIL			
Size Adj.: 1.18846154				Rate Parcel ID Typ Date Sale Price				Code Description Area - SQ Rate - AV Undepr Value				Sub Area % Usbl Descrip % Type Qu # Ten							
Const Adj.: 0.98000199								GLA Gross Liv Ar 1,950 355.230 692,702											
Adj \$ / SQ: 355.232																			
Other Features: 96935																			
Grade Factor: 1.10																			
NBHD Inf: 0.94999999																			
NBHD Mod:																			
LUC Factor: 1.00																			
Adj Total: 825170																			
Depreciation: 153482																			
Depreciated Total: 671689																			
MOBILE HOME																			
Make:				Model:				Serial #				Year:				Color:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 012.A-0002-0002.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	10X18	A	GD	1924	28.89	T	30	102			3,600		3,600		
More: N																			
Total Yard Items:				3,600				Total Special Features:								Total: 3,600			
IMAGE																			
AssessPro Patriot Properties, Inc																			
																			